

January 17, 2008

TO: All Planning and Sponsor Groups
Other Interested Parties

FROM: Eric Gibson, Interim Director
Department of Planning and Land Use

**ZONING ORDINANCE AMENDMENT RELATING TO BOUTIQUE WINERIES
(POD 07-001)**

Attached is a revised draft Zoning Ordinance amendment for your review. The proposed amendment was directed by the Board of Supervisors and is intended to promote the growth of wine production in San Diego County. The proposed amendment will introduce a new Use Type, "Packing and Processing: Boutique Winery," that will be allowed subject to specified standards and limitations in the A70 (Limited Agriculture) and the A72 (General Agriculture) Use Regulations. The "Packing and Processing: Boutique Winery" Use Type can produce up to 12,000 gallons of wine per year subject to specified standards and limitations on the size of the winery and on activities that can occur, based in part on the location of the proposed Boutique Winery.

An earlier version of the draft Ordinance and environmental document were circulated for public review in April 2007. Revisions directed by the Board of Supervisors have been incorporated and are being recirculated for review and comment. Please see the attached draft Ordinance for the specific standards and limitations, most notably revisions related to location on a public or private road.

In summary, the proposed amendment has been revised to include standards that allow Boutique Wineries located on public roads by right – meaning no discretionary permit is required. On private roads with ten or fewer legal parcels, evidence of a recorded private road maintenance agreement among all property owners must be provided to the satisfaction of the Director of Planning and Land Use. If a Boutique Winery takes primary access via a private road with ten or fewer legal parcels and a private road maintenance agreement cannot be obtained or if a Boutique Winery takes primary access via a private road with more than ten legal parcels, then an Administrative Permit must be approved before the Boutique Winery can be established and operated.

In order to meet the timeline established by the Board of Supervisors, the draft ordinance and associated environmental documents are being sent out for a 20-day public review period. **Comments on this proposed amendment are requested by February 5, 2008.** A hearing before the Planning Commission is expected in early March and a hearing before the Board of Supervisors is expected in late March. Please send your comments or questions to Lory Nagem at (858) 694-3823 or by e-mail: Lory.Nagem@sdcounty.ca.gov.

EG:LN:jcr

Attachment

ND01-08\0700001-CVRLTR